

**From:** [REDACTED]  
**Sent:** 12 Apr 2021 11:55:12 +0000  
**To:** Internet - Licensing  
**Cc:** [REDACTED]  
**Subject:** RE: Pavement Licence Consultation 21/00388/TCAC Aquavitea

Good Afternoon,

## **Pavement Licence Consultation 21/00388/TCAC Aquavitea**

### **Licence submitted by Aquavitea of 10 Ormond Place, Cheltenham**

In reference to the application for a pavement licence for a large section of Ormond Place this is something we could support should consideration be given and conditions subsequently applied. I highlight these conditions further in this email and confirm that if they were applied we would welcome the application.

The difficulties facing shopkeepers and town centres is well documented and whilst the roadmap to recovery has been published retailing will never be the same again. The need for town centres to be less reliant on shops is apparent, Regent Arcade was an earlier adopter of repurposing surplus retail space to other uses such as a new boutique cinema due to open later this year and a further 30,000 sqft of space having planning permission for the old class A3 as well as retail. We are currently in advanced discussions to let 22,000 sqft of the space fronting onto Ormond Place and hope to make an announcement in May 2021.

We object to the proposed timeline of 'until the cinema opens' as it is highly likely we will let space to other leisure users or retailers who wish to trade into the evening before the cinema is due to launch. The refurbishment of the southern end of the shopping centre, which will be anchored by the cinema, has 7 vacant units. These units are being offered to catering brands, food & beverage operators, leisure space users and retailers. In total the space available is over 30,000 sqft so some of this space will almost definite feature occupiers who wish to trade beyond traditional retail opening hours. If the applicant was successful in securing the pavement licence for an indefinite period linked to the opening of the cinema then this could prejudice the lettable of our space and the scheme overall as the main entrance would be closed.

I reiterate the space actively being marketed to A3 occupiers and large scale retailers who trade into the evening is clustered around Ormond Place and this will be the primary entrance. If Aquavitea were to be licenced the entire section access to Regent Arcade and those trading beyond 7.30pm would be obstructed.

Aside from our objection outlined above we would like to support Aquavitea and value the good relationship we share. We are committed to working closely with our neighbour and have comfort in knowing Mr Stephen's has always responsibly run a popular successful venue. We respect and admire his operation and don't believe the following conditions to be onerous;-

1. Set up and assembly does not start before 7.30pm
2. The licence is for Friday and Saturday evenings only

3. No glassware. Only plastic glasses (this is as a result of an incident dating back to March 20 of which CBC are aware)
4. After the close of business each day the area is cleaned and a periodic deep cleaning is also to be undertaken by Aquavitea
5. The licence expires on 21<sup>st</sup> June 2021 when the government plans to lift current restrictions
6. Should it be required the licensee will provide a clear and straight route of 3 metres wide from the shopping centre to Regent Street

To give further information as to why we have requested some of the conditions;-

**Point 3**

- This is as a result of an incident dating back to March 20 of which CBC are aware. The amount of broken glass found on Ormond Place presented a serious H&S risk to visitors. This was reported to CBC however no action was taken.

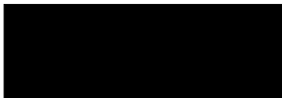
**Point 5**

- There is no valid reason for the licence not to end on the date all COVID 19 restrictions are lifted. Venues are allowed to welcome guests indoors from 17<sup>th</sup> May with nightclubs opening fully on 21<sup>st</sup> June. From 21<sup>st</sup> June there will be no need to occupy the additional space
- The licence should not be linked to when the cinema opens. We currently have other empty units which may be let before this time and these potential occupiers may require evening trading. As mentioned earlier 22,000 sqft is currently under offer.

**Item 6**

- The government has announced retailers can trade until 10pm should they wish. At this moment in time the last retailer is expected to close at 7.30pm however this will depend on demand. It is possible retailers may want/need to extend their opening hours to keep up with demand. We therefore propose the licensee has to provide a clear and straight route free of obstructions from the shopping centre to Regent Street of 3 metres width if required. If the shopping centre is closed to member of the public this will not be required

If you should require any further information or should you require me to expand on any of these points please do not hesitate to contact me.



Centre Manager



Centre Management Suite | Regent Arcade Shopping Centre | High Street | Cheltenham | GL

T: [Redacted]

F: [Redacted]